

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	30.50'	S25° 00' 02.69"W
L22	10.00'	N25° 00' 02.69"E
L23	20.59'	S64° 59' 57.31"E
L24	20.50'	N25° 00' 02.69"E
L25	29.00'	N64° 59' 57.31"W
L26	40.00'	S25° 00' 02.69"W

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRES TRACT AS DESCRIBED BY THE DEED TO BRYAN COMMERCE & DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF COMMON AREA 2, THE SECTIONS SURVEY, PHASE 2, BEARS S 25° 00' 03" E TO THE PLAT RECORDED IN VOLUME 1234, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/4 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRES TRACT AND SAID PHASE 2 MARKING AN INTERIOR CORNER OF COMMON AREA 3, PHASE 2, BEARS S 64° 59' 57" E FOR A DISTANCE OF 142.50 FEET;

**THENCE:** S 25° 00' 03" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRES TRACT AND SAID COMMON AREA 2 TO A DISTANCE OF 3.00 FEET TO THE **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** S 25° 00' 03" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRES TRACT AND SAID COMMON AREA 2 FOR A DISTANCE OF 57.00 FEET TO THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/4 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRES TRACT AND SAID COMMON AREA 2 BEARS S 25° 00' 03" W FOR A DISTANCE OF 141.59 FEET;

**THENCE:** THROUGH SAID REMAINDER OF 324.83 ACRES TRACT FOR THE FOLLOWING CALLS:

N 64° 59' 57" W FOR A DISTANCE OF 152.00 FEET;

S 25° 00' 03" W FOR A DISTANCE OF 13.00 FEET;

N 64° 59' 57" W FOR A DISTANCE OF 347.00 FEET;

N 25° 00' 03" E FOR A DISTANCE OF 273.45 FEET;

S 64° 59' 57" E FOR A DISTANCE OF 365.00 FEET;

S 25° 00' 03" W FOR A DISTANCE OF 202.93 FEET;

S 64° 59' 57" E FOR A DISTANCE OF 134.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 2.46 ACRES OF LAND BEING THE SAME. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
  2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M., MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
  3. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
  4. ZONING IS PD-M PLANNED DEVELOPMENT MIXED USE.

# FINAL PLAT

## THE TRADITIONS SUBDIVISION

### PHASE 30

2.46 ACRES - 1 LOT & 1 COMMON AREA

J.H. JONES SURVEY LEAGUE, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

PHASE 30: LOT 1 - 0.698 ACRES, COMMON AREA 1 - 1.76 ACRES

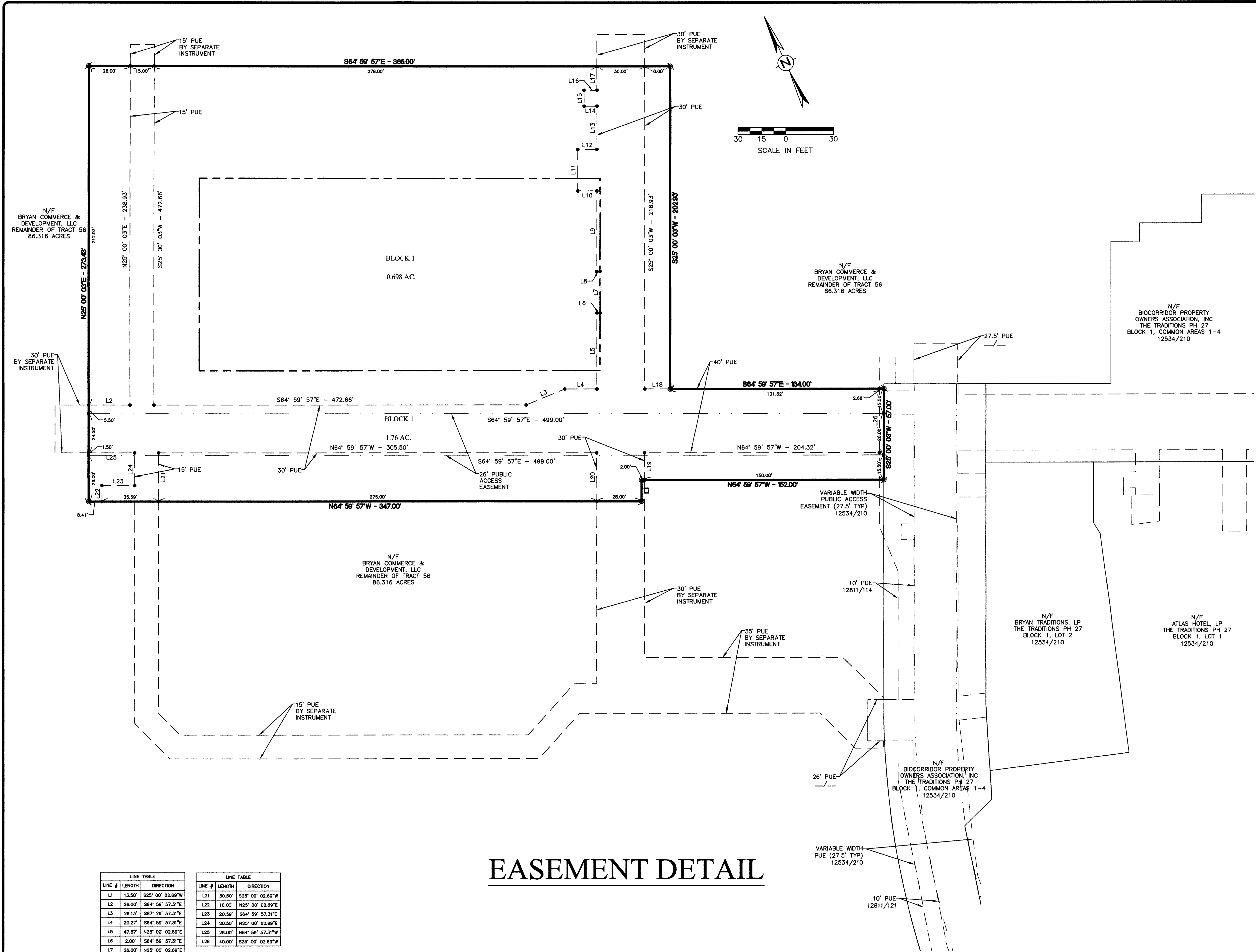
SCALE 1" = 30'  
SEPTEMBER 2015

**OWNER/DEVELOPER:**  
Bryan Traditions, LP  
2100 Traditions BLVD  
Bryan, TX 77807

**SURVEYOR:**  
Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 264-3195

**ENGINEER:**  
Schultz Engineering, LLC  
TBPE NO. 13237  
2730 LONGMIRE, SUITE A  
College Station, Texas 77845  
\*\*\*  
(979) 764-3900

SHEET 1 OF 2



N/F  
BRYAN COMMERCE &  
DEVELOPMENT, LLC  
REMAINDER OF TRACT 56  
86.316 ACRES

N/F  
BRYAN COMMERCE &  
DEVELOPMENT, LLC  
REMAINDER OF TRACT 56  
86.316 ACRES

N/F  
BIOCORRIDOR PROPERTY  
OWNERS ASSOCIATION, INC  
THE TRADITIONS PH 27  
BLOCK 1, COMMON AREAS 1-4  
12534/210

N/F  
BRYAN TRADITIONS, LP  
THE TRADITIONS PH 27  
BLOCK 1, LOT 2  
12534/210

N/F  
ATLAS HOTEL, LP  
THE TRADITIONS PH 27  
BLOCK 1, LOT 1  
12534/210

N/F  
BIOCORRIDOR PROPERTY  
OWNERS ASSOCIATION, INC  
THE TRADITIONS PH 27  
BLOCK 1, COMMON AREAS 1-4  
12534/210

## EASEMENT DETAIL

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.50'	S25° 00' 03"E - 273.43'
L2	28.00'	S64° 59' 57"E - 305.50'
L3	26.13'	S87° 26' 57"E - 37.31'E
L4	20.27'	S64° 59' 57"E - 37.31'E
L5	47.87'	N25° 00' 03"E - 472.66'
L6	2.00'	S64° 59' 57"E - 499.00'
L7	28.00'	N25° 00' 03"E - 273.43'
L8	2.00'	N64° 59' 57"E - 347.00'
L9	50.73'	N25° 00' 03"E - 472.66'
L10	12.00'	N64° 59' 57"E - 347.00'
L11	26.19'	N25° 00' 03"E - 472.66'
L12	12.00'	S64° 59' 57"E - 305.50'
L13	27.18'	N25° 00' 03"E - 472.66'
L14	8.09'	N64° 59' 57"E - 347.00'
L15	10.00'	N25° 00' 03"E - 472.66'
L16	8.09'	S64° 59' 57"E - 305.50'
L17	14.98'	N25° 00' 03"E - 472.66'
L18	16.00'	S64° 59' 57"E - 305.50'
L19	17.00'	S25° 00' 03"E - 273.43'
L20	30.50'	N25° 00' 03"E - 472.66'

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L24	20.50'	N25° 00' 03"E - 472.66'
L25	28.00'	N64° 59' 57"E - 347.00'
L26	40.00'	S25° 00' 03"E - 273.43'

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER

**FINAL PLAT**  
**THE TRADITIONS SUBDIVISION**  
**PHASE 30**  
**2.46 ACRES - 1 LOT & 1 COMMON AREA**  
J.H. JONES SURVEY LEAGUE, A-26  
BRYAN, BRAZOS COUNTY, TEXAS  
PHASE 30: LOT 1 - 0.698 ACRES, COMMON AREA 1 - 1.76 ACRES

OWNER/DEVELOPER:  
Bryan Traditions, LP  
2100 Traditions BLVD  
Bryan, TX 77807

SCALE 1" = 30'  
SEPTEMBER 2015  
SURVEYOR:  
Brad Kerr, RPLS No. 4502  
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ENGINEER:  
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2730 LONGMIRE, SUITE A  
College Station, Texas 77945  
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SHEET 2 OF 2